



**Village of Commercial Point  
Committee of the Whole Minutes  
October 19, 2020**

President Pro-Tempore Moore called the meeting to order. Administrative Baldwin took roll call with the following members present: Ms. Joiner, Mr. Mitchem, Ms. Wolfe and Mr. Moore. Mr. Grassel and Mr. Thompson were not present.

Mr. Moore discussed snow removal for the village for 2021/2022. He advised the Council that the snow removal contract is up with the township at the end of this year and we need to look into alternatives such as a street department. He asked Village Administrator Crego how many street miles we would need to take care of. Administrator Crego stated that the Village has 49 lane miles. Options were discussed such as piggy backing onto another village. Ms. Joiner asked if we have the acreage for a salt barn. Administrator Crego said yes. Ms. Joiner asked how many trucks would be needed. Mr. Moore stated that this is more complex than just buying equipment and we should start coming up with ideas. Administrator Crego stated that the township will handle the entire winter season this year and perhaps next year the Village can do half of the roads and they will take the remainder. Mr. Moore said there could be the potential to work something out with the township to purchase salt from them since they already have a salt barn.

Mr. Moore asked for recommendations for the CRA Housing Appointments. He said he spoke with Becky Blevins and she is willing to do it. He said she asked if there are guidelines or books as to their responsibilities. Mr. Moore said they need to discuss that with Solicitor Cartee. Ms. Joiner said she has reached out to Stacy Plybon but has not received a response yet. She also stated Nancy Geiger may be interested. Zoning Administrator Kuzelka suggested Mark Anderson may be interested.

Council then discussed the playground equipment at Walker Point Phase 4. Mr. Moore said that Council chose the equipment they wanted for the playground and it was within the budget. He was unaware that the price did not include installation. He said the developer has come back and asked for a concession on the equipment. Mr. Moore said one option is to keep the playground equipment the same and allow the builder to recoup the difference from the TIF money on the property. The second option, which he feels is a better solution, would be to select different playground equipment that is within the budget, including installation. Ms. Joiner asked if in the previous phases, were there any playgrounds to be installed that were never placed. Mr. Moore said when he reviewed the plat prior to purchasing his home, there was not a playground option and what was conveyed to him was if the HOA wanted one, it was possible. Administrator Crego said Walker Point Phases 1, 2 and 3 were done under the old R1 code and it did not require a playground. Mr. Moore said they will send an image to them, which includes more pieces, just not as extravagant. He asked for Solicitor Cartee to see what needs to be done for the plat that has been approved. Solicitor Cartee said there is a TIF ordinance coming before council at their next meeting and the way it is written, the developer will not be receiving any TIF money. All of the TIF money goes to the school and the village. He said at this point it would be difficult to amend it to read otherwise. He said it would be easier to re-approve the plat.

Mayor Goldhardt displayed a preliminary walk path plan submitted from MI Homes. He said Engineer Grosse has reviewed the plan and had a few suggestions. He said Council needs to adopt an overall walk path plan and then divide that plan into phases. Once that is done, they need to prioritize each phase. Engineer Grosse said this map does not take in a lot of the areas recently incorporated. He said it would be nice to have an overall plan in place for developers to see when they approach the Village about annexations. There was further discussion about walking path preferences. Ms. Joiner said she would like to see paths that would accommodate golf carts. Engineer Grosse said motorized vehicles and pedestrians on the same path could be. Mr. Moore asked if this map could be sent to council in a digital format. Mayor Goldhardt said he would send it out to them.

Mayor Goldhardt shared the following items:

- There will be a Public Hearing on November 2<sup>nd</sup> at 6:45 for the Walker Point and the Scioto Crossing TIF's.
- There will be legislation for the Walker Point and Scioto Crossing TIF's on the next meeting's agenda.
- There will be representatives from AEP and SCP at the next meeting to discuss franchise agreements.
- There may be legislation for the final plat of Foxfire Phase 1, Part 2 if the review process is completed.
- There is legislation on tonight's agenda concerning an agreement between Centuries Complete and the Village. Ms. Joiner verified that the agreement has a \$75,000 security bond. She said the HOA has done well to clean up the lots but she believes there are liens on the properties and Centuries Complete has not paid their HOA fines. She said if they do not follow through with this new agreement, the \$75,000 bond will not be enough to clean up all of the lots. She said she has checked on this developer and their reviews are not good. Mr. Moore asked who came up with the \$75,000 bond amount. Mayor Goldhardt said we originally asked for a \$100,000 bond and they came back with this offer. Mr. Moore expressed his concern with the amount of the bond.





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- There will be additional funds needed for engineering costs since we are moving the new lift station to a different location on the K-Nova property.
- The Village received \$23,006.00 in COVID funds. Live streaming equipment has been ordered and the COVID funds will cover this cost. We are now looking into cost to have our files converted into a digital format.
- A meeting was held with K-Nova to discuss the 762 agreement, which is very close to completion, and the lift station project. K-Nova was advised that the 762 agreement will not come before Council until the lift station agreement is completed as well. K-Nova was given three options to consider for the lift station agreement. Mayor Goldhardt explained the three options to Council. During the K-Nova meeting, it was decided that the Village would front the money for the oversizing of the trunk line, which would save K-Nova over \$750,000 in up-front costs. In return, K-Nova would pay for Phase One of the lift station project which is estimated at \$1,000,000. After the meeting, the village received a letter from K-Nova with another proposal for the lift station project. Solicitor Cartee sent a letter back rejecting the proposal. Mr. Scala said they do not need a 1,000 gpm lift station in the beginning. He said the oversizing and deeper sewer option was always a village request. They don't need it for their site, but agreed to do it if they are reimbursed. Mayor Goldhardt said the village was always going to pay for the oversizing, but was told that K-Nova would front the money for the oversizing. Mr. Scala said that was correct when it was an oversizing of the pipe. When it came to providing service to customers to the west, the cost went up significantly. He said their counter proposal was a hybrid of options 1 & 2. He said they would front the money to build phase one of the lift station and only ask for a 49% reimbursement within 18 months of completion. Mayor Goldhardt asked why would the village split the cost of phase one and pay 100% of phase 2 & phase 3 when K-Nova will ultimately use 50% of the lift station? He said regarding the percentage of the lift station that K-Nova will ultimately use, the numbers for the calculations were provided by K-Nova's own engineering firm. Mr. Scala said they want to get the 762 Access agreement before council. Mayor Goldhardt reiterated that both agreements will go to Council at the same time.

Mr. Moore said an issue has come up concerning Walker Point Phase 4 and the school entry way. He said once Walker Point Phase 4 is connected, bussing will stop for that development. He said Teays Valley has not confirmed this, but this is how it is currently done in Ashville. He said it is not any further than other places in the village that are not serviced by a bus, but the issue is that all of the traffic will funnel through that one crossing. He said we need a plan for that crossing. Mayor Goldhardt said he is open to suggestions but thinks the school should be involved. Mr. Moore asked about installing speed humps in certain areas. Mayor Goldhardt advised Council that Carmel Court has been having issues. The village has installed a 15 MPH sign and officers have been asked to make a presence there. He said there were speed bumps there in the past, but the snow plows took them out. He said ultimately it is up to council.

Mayor Goldhardt advised Council that there will be a Public Hearing on November at 16<sup>th</sup> at 6:15pm.

Mr. Scala said over the next few months, he would like to attend another C.O.W meeting. He understands that this is the Village's first time dealing with a development such as his, and whatever we want, he will help make it happen. He said he wants this to be a success and make everyone happy. He said the curb issue made his job difficult. He said if we want bike paths or if the lift station is the most critical thing, he will make it happen. Mayor Goldhardt said the lift station agreement is the most critical item that needs to be resolved at this time.

A motion to adjourn was made by Ms. Wolfe and seconded by Mr. Mitchem. All members present were in favor, the motion passed and the meeting was adjourned.

  
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Bruce Moore, President Pro Tempe

  
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Wendy Hastings, Fiscal Officer